

**MINUTES: APRIL 21, 2010 MEETING OF THE
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP**

1

- 1) **Roll Call and Advisory Role Statement.** Farrell asked Jemmott to chair the meeting. Jemmott agreed. Present members were: Sandra Farrell, acting chair, Gil Jemmott, Karen Binns, Henry Palmer, and John Mehtlan. Ben Morris, vice chair was absent. The advisory roll statement was recited.
- 2) **Review of minutes of previous meetings.** Palmer moved to approve the minutes of the March 17, 2010 meeting of the Sponsor Group as presented Jemmott seconded. The motion passed 5-0-0.
- 3) **PUBLIC FORUM:** Jemmott stated that the Orchard Hills project has been withdrawn. He also said Susan Clarke had reported that with no night classes being taught at Twin Oaks High School, The Sponsor Group would no longer be able to use the Twin Oaks High School facility. Palmer said he would look into possible meeting sites.
- 4) **Matheson PCA 3200-21173 (2 LotTPM) APN: 187-530-42:** Location 1202 Rancho Luiseno Road, Escondido. Near Windsong Lane and Mesa Rock Road. Denis Furman, project engineer and Malcolm Matheson, project owner, gave a description of the project. They provided slope analysis, showing average slope on new parcel is 21.32%. Palmer asked for hydrology study. Furman said they used the modified rational method and said the County hadn't requested a drainage plan because the footprint of the building and associated impacts were minimal compared to the size of the parcel. The proposed lot split will create a new 10,000 sq ft pad with a 1:1.5 cut 2:1 fill. He added that the slope height would be 10-15 feet. Item was continued until more information was supplied.
- 5) **Royal Road Cellular Facility PCA 3300-10-006 (P10-006):** AT&T Mobility is proposing to install 12 panel antennas and one 4-foot diameter microwave antenna on a new 35-foot high Monopine. Associated equipment includes an 18' x 17' 4" x 8' high open topped enclosure with sound attenuation. Location: 3461 Royal Road. Nearest cross street is Hardell Lane: Ted Marioncelli gave a presentation describing the location and the layout of the facility. Mr. Lee Rayner, of 3598 Royal Road, said there is an existing cell tower on site, built seven years ago which didn't execute the required Landscape Plan. It is not clear how the project got county approval without the required elements being built. He believes the property owner and or company managing the existing cell tower are in violation of the Special Use Permit. He said the site is the only commercial nursery in the area and the original trees that were supposed to be part of the previous cell tower landscape plan were never planted but left in containers and died on site. Mr. Rayner felt that if the property owner, a nursery, couldn't bother to plant or keep alive the existing cell site landscape requirements, what assurances would the community have that the new cell site landscape would be installed or maintained? Ted Marioncelli said he would look into the matter and see if the new project could include landscaping to correct the past

landscape issues with the existing tower. Marioncelli said there were problems with the first installation due to the CWA easement and apparently the location and nature of the easement was not discovered until the tower was under construction. Palmer suggested that because of problems associated with the current cell tower, a landscape maintenance contract should be a requirement of the permit along with a condition of periodic site inspections to insure that the property owner is maintaining the landscaping. Farrell asked that Marioncelli use either a slightly different looking Mono-pine or another type of Mono-tree so that the cell towers look different and more natural. Jemmott requested the applicant provide Landscape and Irrigation, and Maintenance Plans for review. Marioncelli agreed to provide the missing information at the next meeting. Farrell moved to continue the project to the next meeting and send the current recommendations to the County. Mehtlan seconded the motion. Motion passed 5-0-0.

- 6) **Mesa Rock Nursery:** Plant nursery, 9,000 square foot warehouse and office building, 100 square foot storage building, and two temporary security trailers at 25568 Mesa Rock Road, West of I-15 and south of Mesa Rock Road crossing below I-15. Action Item. Gary Larson, represented the applicant said he had provided Palmer with all requested items. Palmer disagreed and questioned Larson's calculation on the runoff coefficient and how the data was presented. Palmer said the applicant needed to follow the hydro manual to make data clear and referred to page 160 of the hydro manual. Palmer referred to hydrologic map that he said showed constraints and noted the ridgeline that bisects the area. Palmer expressed concerns over runoff entering nearby wetlands. Palmer submitted a report with each concern listed. He asked where the data came from. Larson replied that the information is on the plot plan. Palmer said it was not. Palmer said he was interested in the parcel map because it would show the conditions of approval. Larson said all parcels were created prior to map act. He said hydrology map shows the aquifers under the property. Palmer suggested Larson review and respond to his comments and asked the item be continued because it was a work in progress. Palmer requested a slope analysis that complied to RPO. Larson said the County is not making that request. Palmer said the normal practice of the county is to review everything and then provide it to the sponsor group to review. Palmer said there are errors. Larson replied that only the parcel number was wrong. Larson said the County and other agencies had accepted the hydrology map and that he didn't feel he should change his format for a layperson. Palmer said he was not trying to cheat him out of any rights but make him do his obligations. Jemmott moved to pass Palmers interim review findings to County. Farrell seconded. Motion passed 5-0-0

- 7) **County Proposed Zoning Ordinance and Subdivision Changes:** The county is proposing about 200 pages of changes to the Zoning Ordinance and Subdivision codes. Subdivision fees are also proposed to be changed. Due to lack of time and preparation, no discussion was held on this topic.
- 8) **General Plan Update (was GP-2020):** Review of zoning for consistency with proposed GP revisions. No discussion was held and no action was taken.
- 9) **Election of Officers:** Election of Chairman, Vice Chairman, and Secretary for the Sponsor Group. The duties of the officers and number of officers may also be changed. Action Items. No action was taken
- 10) **Workshop on creation of Community Plan:** Farrell reported that Bonsall's plan is well written and it appears that it would serve for Twin Oaks Valley with some modification.
- 11) **Update on ongoing projects:** Jemmott provided updates on some ongoing projects. No action was taken.
- 12) **Old Business:** None.
- 13) **Administrative and Correspondence.** Administrative issues were discussed during other parts of the meeting.

Respectfully Submitted, Sandra Farrell, Acting Secretary

The next regular meeting of the TOVCSG will be on Wednesday, May 19th at 6:30 p.m. at the Twin Oaks High School.